

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Brigidanne Flynn, Acting Chairperson**

**123 Grand Street, Newburgh, N.Y. 12550**

**Phone: (845) 569-7400**

**Fax: (845) 569-0096**

**MINUTES  
ARCHITECTURAL REVIEW COMMISSION  
Meeting of  
February 10, 2015**

The regular meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, February 10, 2015 at 7:30 p.m. in City Hall Council Chambers, 83 Broadway

**Members Present:** Brigidanne Flynn, Acting Chairperson  
Paula Stevens  
Rich Rosencrans  
Michelle Basch

**Members Absent:** Joseph Minuta

**Also Present:** Timothy Kramer, Assistant Corporation Counsel

The meeting was called to order at 7:40 p.m. after a quorum was confirmed.

**NEW BUSINESS**

**AR 2015-01      102 South William Street**  
To remove paint from brick exterior façade to restore facades to original appearance.  
**Applicant: Thomas Wright**  
**Owner: Consolidated Spring, LLC**

Thomas Wright, a member of Consolidated Spring, LLC, appeared at the meeting to discuss the application. The work will consist of the removal of paint from the front façade of the building and parts of the sides of the building to restore the façade to the original brick. The remainder of the building is not painted. Mr. Wright thinks that the prior owner painted the building to remediate graffiti. The paint will be removed using a non-toxic stripper that will be painted on, then washed off with a powerwasher. A sealant will then be applied which will make it easier to remove any subsequent graffiti. Mr. Wright was cautioned about the use of a powerwasher and its effects on historic brick.

Applicant was cautioned about the use of power sprayer and its effects on Historic brick. A motion to approve this application to allow for the removal of the paint from the brick exterior façades using a gentle non-toxic stripper to restore the façades to their original natural brick appearance and to apply a sealant the bricks was made by Paula Stevens and seconded by Michelle Basch.

A motion to approve this application to allow for the removal of the paint from the brick exterior façades using a gentle non-toxic stripper to restore the façades to their original natural brick appearance and to apply a sealant to the bricks was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 4-0.

## **PUBLIC HEARINGS**

**AR 2015-02                      302 Grand Street**  
To remove and replace existing roof shingles with GAF Timberline Asphalt Shingles.  
**Applicant/Owner: Geraldo DePorres**

### **DISCUSSION**

Geraldo DePorres appeared at the meeting to discuss the application. Mr. Deppores appeared at the January meeting, at which time the application was tabled so that a public hearing could be held. There are no changes from the application which he presented last month.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve this application to allow the removal of existing roofing material and replace with Owens Corning asphalt shingles in Twilight Black was made by Paula Stevens and seconded by Michelle Basch.

The motion was approved 4-0.

**AR 2015-03                      261 Liberty Street**  
To perform lead based paint remediation of the exterior brick, wood siding and trim and apply Benjamin Moore, Carrington Beige, HC-93 to the window sills and window casings, porch entry door casing, porch newel post and crown moldings, apply Benjamin Moore, Marina Gray to the concrete window sills on the first floor, right and left sides, and apply Benjamin Moore, Van Buren Brown, HC-70 to the porch stair riser and to the window casings, right and left sides, all on the front side of the building; apply Benjamin Moore,

Carrington Beige, HC-93 to the belt (baseboard molding) board, window casings and sills, and corner board (moldings) on the Farrington Street side of the building; to perform minor repair of substrates consisting of two coats of exterior latex paint to match the existing paint color, over the lead encapsulant, as manufactured by Benjamin Moore or approved equal; to remove the existing brown porch/deck paint using Lead Safe Work Practice techniques and apply Benjamin Moore Exterior Deck or Porch Paint, Van Buren Brown, HC-70, or approved equal, over an exterior primer coat; to replace five front side windows and seven Farrington Street side windows with "in-kind" wood replacement windows as manufactured by MW Windows, Jen-Wen or an approved equal; and to install a permanent spruce dog-ear wood fence picket panel solid wall, six foot high, between the applicant's building and the neighboring building, without attaching to the neighboring building.  
**Applicant/Owner: Sierra Properties**

#### **DISCUSSION**

The applicant did not appear. No action taken.

#### **AR 2015-04**

##### **27 Clark Street**

To replace the front exterior windows with white vinyl windows; to replace the front door with a solid six panel door, glass transom to remain; and to replace the rear door with a six panel door.

**Applicant/Owner: Brian Apollonio**

#### **DISCUSSION**

The applicant did not appear. No action taken

#### **AR 2015-05**

##### **123 Washington Street**

To construct a live/work building with James Hardie ColorPlus Hardie Plank siding in Evening Blue, JH 70-30; Bodyguard exterior grade wood trim in Benjamin Moore Bleeker Beige, HC-80; Marvin Integrity double hung fiberglass clad wood frame windows, simulated divide lites, 2 over 1 lite configuration, in Cashmere; Therma-Tru Smooth-Star two panel/two lite "work" front door in Benjamin Moore Avon Green, HC-126; Therma-Tru Smooth-Star S296 four panel/two lite "live" front and basement door in Benjamin Moore Avon Green, HC-126; James Hardie Soffit with custom made wood brackets in Benjamin Moore Whitall Brown, HC-69 and Benjamin Moore Philadelphia Cream, HC-30; iron hanging sign bracket, painted black, 24" long; Roofing material 60 millimeter black EPDM.

**Applicant/Owner: Habitat for Humanity of Greater Newburgh**

Nate Litwin, Construction Manager of Habitat for Humanity of Greater Newburgh, appeared at the meeting to discuss this application. The project is for new construction of a three story live/work building with a basement. This project will be using similar practices as those used in the past by Habitat for Humanity before the ARC. The goal is to have continuity with Liberty Street in the area of the property. The project is part of the East Parmenter Development Plan and will be using the same colors used from that plan. The difference is that the first floor of the building will have a commercial use, with the second and third floors having a residential use. Habitat for Humanity is actively seeking a tenant, so the type of commercial use cannot be stated at this time. A sign will be erected, but the applicant will have to come again before the ARC after a tenant is secured and the sign details are determined. There will be lighting for the sign and for the entrance. The fixtures will be determined in the future.

Brigidanne Flynn requested the applicant consider running wire in the event the tenants install a satellite for satellite television, so in the event that does occur, wires will not be hanging from the side of the building and there will be a pre-determined location on the roof for the satellite. Michelle Basch suggested the applicant consider yankee gutters with leaders for the front of the building, or a similar type of gutter. Because the applicant will be replacing the sidewalk, it was suggested that the applicant consider tree pits and to run wire, or piping for wire, under the concrete and install an electrical plug/box so that the trees can be lit, as they are on Liberty Street.

There was no one present to speak for or against this application at the Public Hearing.

A motion to approve the application to construct a three story live/work building with materials as stated in the Material Overview Sheet submitted with the application; to install Yankee gutter or similar gutter system with leaders on the front of the building; fixed transom windows to be installed above the storefront windows as shown on the drawing; to install fixture boxes for future lighting for the sign band/overhang sign, actual lighting fixtures to be decided at time of sign approval application to the ARC; storefront sign size and configuration to be decided in the future; to install electrical fixture boxes for the residential entrance, to be either soffit concealed or on either side of the entry, with lighting fixtures to be decided in the future; and to replace the sidewalk with concrete and install tree pits with optional conduit for future electrical box wiring was made by Paula Stevens and seconded by Rich Rosencrans.

The motion was carried 4-0.

**Minutes of the January 13, 2015 meeting**

A motion to approve the minutes of the January 13, 2015 meeting was made by Rich Rosencrans and seconded by Paula Stevens.

The motion was carried 4-0.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Timothy W. Kramer  
Acting Secretary  
Architectural Review Commission